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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS  
NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION**

**DATE:** January 9, 2014

**PLACE/TIME:** City Hall, Room 202  
7:30 p.m.

**ATTENDING:** Larry Schwirian, Chairman  
Don Tellalian, Member  
Jeff Riklin, Member  
Jay Walter, Member  
Paul Snyder, Member  
Laurie Malcom, Alternate  
Katy Holmes, Staff  
See Attendance List

The meeting was called to order at 7:30 pm with Larry Schwirian serving as Chairman. Voting permanent members were Tellalian, Riklin, Snyder, and Walter. Malcom voted in place of Der Hohannesian. Katy Holmes acted as recording secretary and the meeting was digitally recorded on an H2 Zoom recording device.

**59 High Street – Certificate of Appropriateness**

Scott Tellier, owner of the property, and his contractor Steve Vona, presented their detailed plans to restore the house at this address and connect a second unit to the rear that connects the house to the detached barn. Plans submitted with the application were distributed to Commission members prior to the meeting, which included a materials list on both the plans and in a handout. Mr. Vona distributed plans with a larger font at the meeting.

**Materials presented at the meeting:**

*Photos of house and barn*  
*Site plan, elevation drawings*  
*Detailed materials list*

The proposed plans called for two living units on the site. Vona reminded the Commission that the site plan showed a connecting ell to the barn, a patio in the front yard with pergola, and two parking spaces inside the existing barn. Vona reminded the Commission that the rear addition

would not surpass the main house in height, and showed that these dimensions were now included on the plans.

The front patio was described the patio pergola in more detail, and showed the Commission the proposed style. Mr. Vona also described in detail the process by which the determination was made that fruit trees now standing over the proposed drainage area could not be saved. Trees located on the north and south borders, however, as well as the largest trees on the property, would be preserved.

Discussion of front-yard plantings continued. Mr. Vona told the Commission that he would save the trees if he could. A Commission member reiterated his belief that these fruit trees would provide screening for the new parking spaces and garage doors on the historic barn, and told the owner and Mr. Vona that they should work to protect them where possible. The plans also showed replacement trees to help mitigate the loss of the four fruit trees. Mr. Vona offered to meet with Mr. Riklin and the city engineer to prove that the drainage could not be located anywhere else on the property. The owner also agreed not to install Norway maples.

Mr. and Mrs. Malone-Neville asked several questions about the project which were answered to their satisfaction.

Tellalian moved to accept the proposed design and material specifications as presented, which included the corrections made to the number of panes on the side doors, from six to nine. Malcom seconded the motion and it passed unanimously 6 – 0.

#### **1044-1046 Chestnut Street – Certificate of Appropriateness**

Eric Bernard, owner of this property, presented his plans to add a front veranda to this building. Mr. Bernard described the veranda as open and hipped, with squared support posts and a low deck.

#### **Materials presented at the meeting:**

*Photos of house and rear deck*

*Site plan, elevation drawings*

Mr. Bernard told the Commission he was finally fixing the least historic element of his house, the front steps. The porch was proposed as 25' long, but Commission members noted that this was too long and crowded the first-story windows on the facade. They suggested that the veranda be reduced by at least a foot at each end so as to install the most effective gutter system possible. Posts were described as 4 x 4 pressure-treated wood wrapped in 1' wood with bevels. The owner did not wish to install a railing, and was told that because the proposed rise was 21", he would likely not have to. Wood gutters would also be installed as part of this project. The veranda ceiling would be composed of bead board, not T-11 board, and the floor would be of mahogany to match the rear deck. Lattice on the lower porch would be of squared openings, not diamond patterned.

Judy Malone-ONeville of 68 High Street told the Commission that though she meant no offense, adding a porch to what was a row of worker cottages with no front porches would interrupt the architectural conformity of the buildings on Chestnut Street and she thought this would not be

appropriate architectural element on this house. A Commission member stated his belief that neighborhoods need more “in-between” spaces to encourage neighborliness, and that he thought the porch was an appropriate element.

Tellalian made a motion (his last on this Commission) to accept this proposal and design for the front porch with the caveat that the outer limits of the veranda length be moved in at least 12 – 14” thereby shortening it. In addition, the porch will be built of wood with wrapped supports, and wooden gutters as shown on the drawings. Malcom seconded the motion and the vote was 4 – 2, with four members in favor of the project and two voting against. The motion passed with a majority.

### **Administrative Discussion:**

#### **Minutes:**

With six members in attendance, minutes from April, September, and December of 2013 were approved.

Meeting was adjourned at 8:50 p.m.

We wish Don Tellalian a well-deserved rest from Upper Falls Commission duties and are very grateful for his years of service. Don, you will be missed!

Recorded by Katy Holmes, Senior Planner

**DATE:** January 13, 2014

**SUBJECT:** 59 High Street – Certificate of Appropriateness

At the regularly scheduled meeting and public hearing on January 10, 2014, the Newton Upper Falls Historic District Commission, by a vote of 6-0:

**RESOLVED** to accept the proposed design and material specifications as presented, which included the corrections made to the number of panes on the side doors shown on the plans, from six to nine.

Voting in the Affirmative: Larry Schwirian, Chairman; Paul Snyder, Jay Walter, Don Tellalian, Jeff Riklin, Laurie Malcom

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Katy Holmes, Recording Secretary

**DATE:** January 13, 2014

**SUBJECT:** **1044-1046 Chestnut Street** – Certificate of Appropriateness

At the regularly scheduled meeting and public hearing on January 10, 2014, the Newton Upper Falls Historic District Commission, by a vote of 4-2:

**RESOLVED** to accept this proposal and design for the front porch with the requirement that the outer limits of the veranda length be moved in at least 12 – 14” thereby shortening it. In addition, the porch will be built of wood with wrapped wood supports, and wooden gutters as shown on the drawings

Voting in the Affirmative: Larry Schwirian, Chairman; Paul Snyder, Don Tellalian, Laurie Malcom

Voting in the Negative: Jeff Riklin, Jay Walter

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Katy Holmes, Recording Secretary